

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

December 6, 2007 (Agenda)

- LAFCO 07-13: City of Solvang Annexation to the County Fire Protection District
- PROPONENT: Joint Resolution of the Solvang City Council (Resolution No 07-776) and the Board of Supervisors (Resolution No. 07-236).
- ACREAGE & LOCATION All territory within the City of Solvang as of December 31, 2006.
- PURPOSE: To reflect the transfer of responsibility for fire suppression and emergency medical services within the City to the County Fire Protection District.

GENERAL ANALYSIS:

Description of Project

Territory within the City of Solvang is surrounded by the County Fire Protection District. This annexation will eliminate this "island" by including the territory within the City part of the County Fire Protection District.

Staff who provide fire protection and emergency medical services within the City are County employees assigned to the County Fire Protection District. Annexation will modify governmental boundaries to reflect this change in service responsibilities.

The City/County resolution initiating the annexation and attached Memorandum of Understanding between the agencies is enclosed as an example of intergovernmental cooperation (Exhibit A)

Project Information

1. Land Use, Planning and Zoning - Present and Future:

The property is within the sphere of influence of the County Fire Protection District.

The site consists of all land within the City of Solvang. It includes a variety of residential, commercial, institutional, industrial, open space and public uses.

The City General Plan includes Residential, i.e., Estate, Low Density, Low-Medium, Density, Medium Density, High Density, Mobile Home Park and Guest Ranch; Commercial, i.e. General, Tourist and Retail; Professional/Office; Light Industry, Parking; Open Space/Recreation; and Agriculture.

Zoning designations include AG- Agriculture; R-1/E-1 – Single-Family Residential, DR – Design Residential, PRD- Planned Residential Development; TRC-Tourist Related Commercial, Ck-2-Retail Commercial, C-3-General Commercial, PO-Professional Office, I-Institutional, M-Light Industry, REC-Recreation, RES- Resource Management and MHP-Mobile Home Park.

There will be no change in land use, general plans or zoning as a result of this annexation,.

Surrounding land uses include residential and agriculture to the east, agriculture to the west, Estate Residential, Residential Ranchette and Agriculture to the north and Agriculture and the City's wastewater Treatment Plant to the south.

2. Topography, Natural Features and Drainage Basins

The topography of the City and surrounding areas varies from level to moderately hilly to steep slopes. There are no significant natural boundaries affecting the proposal.

3. Population:

There are approximately 2,500 dwelling units within the City. Due to the nature of the proposal no homes are proposed or will result from this annexation.

4. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

The annexing district will provide fire protection, suppression and emergency medical services comparable to those presently provided within the District. These services are already being provided by contract between the City and the District.

5. Environmental Impact of the Proposal:

The City, as lead agency, has found the annexation to be categorically exempt from CEQA pursuant to Class 19 - Annexation of Existing Facilities and Lots for Exempt Facilities. [Guidelines Section 15319(a)] and has issued a Notice of Exemption

The staff finds the annexation is also categorically exempt pursuant to Class 20- Changes in Government Organization where the changes do not change the geographical area in which previously existing powers are exercised.

6. Boundaries and Lines of Assessment:

The boundaries are definite and certain and contiguous to the existing District boundaries.

7. Assessed Value, Tax Rates and Indebtedness:

The annexation includes the entire assessed value of the City of Solvang (\$901,984,091). Overall tax rates will not be affected by this change. The annexing agency has no existing indebtedness.

ALTERNATIVES FOR COMMISSION ACTION

Following review of any testimony and materials that are submitted, the Commission should consider the following options:

OPTION 1 – APPROVE the proposal.

- A. Find the proposal to be categorically exempt.
- B. Adopt this report and approve the proposal to be known as the City of Solvang Annexation to the Santa Barbara County Fire Protection District.
- C. Direct the staff to initiate and conduct subsequent proceedings in compliance with the decision of the Local Agency Formation Commission only upon the signing of the resolution by the Chair.

OPTION 2 – Adopt this report and DENY the proposal:

OPTION 3 - CONTINUE this proposal to a future meeting for additional information.

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BOB BRAITMAN  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION